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**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, June 23, 2026**

Item Number: 1.30

MEETING DATE: 06/23/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PLANNING AND BUILDING - A. PRADO

1. Approve Amendment #1 with EMC Planning Group Inc., for an additional amount of \$47,970.95 for a total contract amount not to exceed \$139,630.95 to continue work on behalf of the County on the preparation of an Initial Study pursuant to the California Environmental Quality Act (CEQA) for the Santa Anita Road Amended Conditional Use Permit Project (County Planning file PLN240025), located approximately 3.5 miles east of Tres Pinos in northeastern San Benito County (APNs 022-180-003, -005, and -006; and APNs 022-150-008 and -006); and
 2. Authorize Chair, County Administrative Officer, or designee to sign the contract.
- SBC FILE NUMBER: 790

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

The original contract was executed on August 12, 2025 with EMC Planning Group Inc. (Contract ID: RMA- 2025-016-01) in an amount not to exceed \$91,660, for the period of August 13, 2025, through March 31, 2028, to conduct the environmental analysis required by the California Environmental Quality Act (CEQA) for the Santa Anita Road Amended Conditional Use Permit Project (County Planning file PLN240025), located approximately 3.5 miles east of Tres Pinos in northeastern San Benito County (APNs 022-180-003, -005, and -006; and APNs 022-150-008 and -006). The contract covers preparation of an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), addressing potential environmental impacts. An amendment to the original contract is requested to include the optional focused plant surveys and spring aquatic sampling surveys that were included in the initial proposal and to fund the increased cost for preparation of the air quality and

greenhouse gas emissions analysis. On March 6, 2026, EMC Planning Group met with County staff to discuss the potential to conduct the focused plant surveys and spring aquatic sampling surveys included in the original proposal as well as the topic of air quality and greenhouse gas emissions budget. EMC Planning Group explained that the focused plant surveys and spring aquatic sampling surveys were identified as optional in the proposal because they are not required in order to complete the preparation of the initial study and mitigated negative declaration. However, these surveys must be conducted during the months of April through September and would either be conducted in 2026 associated with preparation of the initial study or be required as mitigation in the initial study. If they are not completed this year, the project could not commence until these surveys were completed in 2027. EMC Planning Group also informed County staff that the cost to prepare the air quality and greenhouse gas emissions analysis was increasing and that they were still negotiating the budget with our subconsultant. The contract amendment request includes changes to the budget by including the focused plant surveys and spring aquatic sampling surveys and the increased budget associated with air quality and greenhouse gas emissions analysis to be conducted by EMC's subconsultant, Illingworth & Rodkin.

The contract is fully funded by the project applicant through a reimbursement agreement established at the time of application submittal; no County General Fund dollars will be used for this environmental analysis.

Original Contract \$91,660.00 approved on August 12, 2025 by the San Benito County Board of Supervisors.

1st Amendment (Contract ID: RMA-2025-016-01) \$47,970.95 - Amendment includes focused plant surveys and spring aquatic sampling surveys that were included as optional items in the initial proposal and the increase in cost for preparation of the air quality and greenhouse gas emissions analysis for an additional amount of \$47,970.95, for a total contract of \$139,630.95 to be paid by applicant through March 31, 2028.

Total: \$139,630.95.

Proposed Project:

The Resource Management Agency received a Conditional Use Permit Amendment application (PLN240025) from Tobias Ranch Properties (owner) and Synagro West (operator) modifying the scope of operations to include "Class-B" biosolids land spreading at the property. The proposed project refines operational details, updates compliance measures, and ensures alignment with current agricultural and environmental standards.

The project proposes to include an additional three designated fields for the biosolids application at the property. Fields SB-01-01 through SB-01-03 have already been approved by the County (PLN220011) which involves a total of 613.13 acres. A Notice of Exemption was prepared and filed in October 2023. The project proposes to include fields SB-01-04 through SB-01-06 as part of this amended CUP which involves an additional 579.4 acres. Although the proposed project involves the addition of only 579.4 acres of expanded use, the County requested that the proposal evaluate the entire 1,192-acre property.

The Resource Management Agency has contracted EMC Planning Group Inc. to conduct the environmental analysis required by the California Environmental Quality Act (CEQA). The contract covers preparation of an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), addressing potential environmental impacts. The contract is fully funded by the project applicant through a reimbursement agreement established at the time of application submittal; no County General Fund dollars will be used for this environmental analysis. EMC Planning Group Inc.'s scope of work specifically includes all required environmental issues, however the analysis will focus on biological and cultural resources, as well as air quality, greenhouse gas emissions, and energy. Their analysis will comply with CEQA guidelines, identifying potential impacts, and feasible

mitigation measures to minimize environmental effects.

RFP & BID History:

Planning staff distributed a detailed scope of work on November 22, 2024, to a selection of pre-qualified environmental consultants. Two responsive proposals were received by the submission deadline of December 3, 2024. Proposals were submitted by EMC Planning Group Inc. in the amount of \$91,660 and Denise Duffy & Associates in the amount of \$106,895. EMC Planning Group was selected based on their relevant experience, proposed project timeline, and cost efficiency. They will prepare an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) evaluating environmental impacts, specifically addressing critical areas such as agricultural resources, biological and cultural resources, hydrology, geology, air quality, greenhouse gas emissions, transportation, and energy use. The environmental review will comply with CEQA requirements and identify necessary mitigation measures to minimize potential impacts

FISCAL IMPACT:

The first amendment is in the amount of \$47,970.95 for a total contract of \$139,630.95 to be paid by permit applicant; the contract term is through March 31, 2028. This contract will be paid out of Non-general fund, SBC Budget Line Item Number 101.65.1265.1000.619.222.

STAFF RECOMMENDATION:

1. Approve Amendment #1 with EMC Planning Group, Inc. to include focused plant surveys and spring aquatic sampling surveys that were included as optional items in the initial proposal and the increased cost for preparation of the air quality and greenhouse gas emissions analysis, for an additional amount of \$47,970.95 for a total contract amount not to exceed \$139,630.95; and
2. Authorize Chair, County Administrative Officer, or designee to sign the contract.

ATTACHMENTS:

[Agenda Fact Sheet -EMC Planning Group Inc. Amendment #1](#)
[RMA-2025-016-01 - EMC Planning Group Amendment #1 - Santa Anita Road Project -](#)
[ISMND-CEQA Exp. 03.31.28](#)